MAP AND PARCEL NUMBER: Map 114
Parcels No: 160 & 159.01

PREPARED BY:
Sawnie R. Aldredge, Esq.
P.O. Box 120713
Nashville, TN 37212
615-385-4437

Karen Johnson Davidson County
Batch# 761386 DEEDQC
11/29/2021 08:43:32 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211129-0156718

EXECUTOR'S DEED

Address of New Owner:

Janie Michelle Vass
7309 Tidwell Road
Nashville, Tennessee 32709

Send Tax Bills to:

Janie Michelle Vass
7309 Tidwell Road
Nashville, Tennessee 32709

KNOW ALL MEN BY THESE PRESENTS:

That Janie Michelle Vass as Executrix of the Estate of Jerry Dean Cupit and in consideration of the sum of $1.00, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of making a transfer and conveyance, do hereby quitclaim, transfer and convey unto Janie Michelle Vass, her successors and assigns, all right, title or interest in and to the following described tract of land located in Davidson County, Tennessee, including any legal and equitable interest whatsoever said Estate may have, to wit:

Tract I:

Land in Davidson County, Tennessee, more particularly described as follows: Beginning at a point in the private road (southside of 15 foot right-of-way), same being the northeast corner of R.C. Tidwell's Land and the northwest corner of the land herein; thence along the south side of said private road, east 250 feet to a point, same being the northeast corner of the tract herein conveyed and the northwest corner of the lands of Burnes; thence south with Burnes line 175 feet to a point, same being the southeast corner of the tract herein conveyed, and the point at which this tract corners with the lands of Barnes and Meadows; thence with Meadows' line west 280 feet to a point, the southwest corner of this tract, and the point at which this tract corners with the lands of Meadows and the lands of Tidwell; thence with the line of Tidwell north 158 feet to the point of beginning.

Being the same property conveyed to Jerry Cupit by Richard H. Hardy and wife Lydia I. Hardy by deed of record in Instrument No. 20060228-0023236, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being more particularly described as follows: Beginning at Cleo Tidwell's southeast corner iron peg; thence, northeast 160 feet to county property; thence, west 45 feet to R.C. Tidwell's corner iron peg; thence, 160 feet to Smith's line iron peg; thence, southeast 45 feet to Cleo Tidwell's line iron peg.

Being the same property conveyed to Jerry Cupit by deed from Richard H. Hardy and wife Lydia I. Hardy of record in Instrument No. 20060228-0023236, Register's Office for Davidson County, Tennessee.

Tracts I and II are together with access to a 15-foot right-of-way from Old Hickory Boulevard as set out and reserved in Book 1643, Page 86, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to: the right-of-way as set out and reserved in Book 1643, Page 86, Register's Office for Davidson County, Tennessee.

This is improved property known as 7309 & 7311 Tidwell Road, Nashville, Tennessee 37209.

The said Jerry Dean Cupit having died September 10, 2014, this conveyance is pursuant to the Last Will and Testament of Jerry Dean Cupit.

WITNESS my hand this 17th day of November, 2021.

Janie Michelle Vass

JANIE MICHELLE VASS, EXECUTRIX
OF THE ESTATE OF JERRY DEAN CUPIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named bargainor, **JANIE MICHELLE VASS** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17th day of Nov, 2021.

SAWNIE R. ALDREDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9-2-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is none.

Janie Michelle Vass

JANIE MICHELLE VASS, EXECUTRIX
OF THE ESTATE OF JERRY DEAN CUPIT

Sworn and subscribed before me this the 17 day of Nov, 2021

SANNIE PAT REDGE
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 6-8-2024